

Bountiful City
Administrative Committee Minutes
October 19, 2009
5:00 P.M.

Present: Chairman Aric Jensen, Committee Member John "Marc" Knight, Assistant City Engineer Lloyd Cheney, Assistant Planner Dustin Wright and Recording Secretary Connie Feil.

1. Aric Jensen welcomed all those present and had all Committee Members introduce themselves.
2. Consider approval of minutes for September 28, 2009.

Aric Jensen made a motion to approve the minutes as amended. Marc Knight seconded the motion and voting was unanimous in favor.

3. PUBLIC HEARING - Consider a Conditional Use Permit to allow for an Accessory Mother-In-Law apartment located at 445 E. 1800 S., Robert Young, applicant.

Robert Young, applicant, and his brother Ron Young, were present. Dustin Wright explained that the property is located at 445 E. 1800 S. and is in a single family R-4 zone.

Mr. Young would like to provide the use of his basement to his daughter and her two children. Because of the zoning and the desire to have an additional living unit for his family, Mr. Young is applying for a Conditional Use Permit to comply with the Bountiful City Ordinance.

The exterior of the home and entrances are consistent with a single family dwelling. There is a common access between the upstairs and downstairs units and there is a double wide driveway to accommodate the parking.

Staff recommends approval of a Conditional Use Permit to allow an Accessory Mother-In-Law apartment with the following conditions:

1. Any issues outlined by the Administrative Committee are met.
2. The requirements outlined in the City Ordinance are met.

The public hearing was opened for all those with comments or concerns.

Mr. Young stated that he wants to be in compliance with the City Ordinance and therefore is applying for the Conditional Use Permit.

The public hearing was closed without further comments.

Mr. Cheney made a motion to approve the Conditional Use Permit as presented. Mr. Knight seconded the motion and voting was unanimous in favor.

4. Discuss miscellaneous business.

Mr. Jensen turned the remainder of the meeting over to Mr. Cheney to discuss property owned by Scott Keller located at 1738 S. Stone Ridge Circle.

Mr. Cheney explained that in January 2007 the Committee reviewed the site plan for Scott Keller in the Stone Ridge Subdivision. Marty Thurgood, Building Inspector, went to do a follow-up inspection and discovered that the approved site plan was not being followed. After reviewing the situation with Mr. Cheney a stop work order was issued.

A GPS survey was done to show what has happened with the property. Mr. Cheney presented the survey showing the limited disturbance line approved from the original site plan and the retaining walls that have been constructed, some of which are on the outside of the limited disturbance line. When Mr. Cheney inspected the property, he noticed that there is a discrepancy of 23 ft. between what was proposed for the retaining wall and walk way and what now exists. In his opinion, the current configuration is desirable because it provides vehicular access to the end of the property. Mr. Cheney had some concerns with the retaining walls in the rear of the property. The walls are significantly different from the original site plan. There has been some soil pushed into the existing scrub oak that will need to be replanted with some grasses and vegetation.

Mr. Cheney has given permission to continue work on the home but stopped any site work being done. The situation with the retaining in the rear has to be resolved before any site work can continue. The Fire Marshall has revised the location for the fire hydrant, which does not have any bearing on this issue.

Mr. Cheney asked for some advice on how to continue with the situation. The issues were discussed and a decision was made to put it back on the Administrative Committee Agenda as an amended site plan review from an approval given in January of 2007.

There were no other comments and the meeting adjourned at 5:25 p.m.